

**Fact Sheet
June 2004**

SUBARU LOT Heroic War Dead United States Army Reserve Center, Oakland, California



Availability of Draft Amendment to Final Remedial Action Plan Oakland Army Base.

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



California
Environmental
Protection Agency



Introduction

The Department of Toxic Substances Control (DTSC) has prepared this fact sheet to inform the public of the draft *Amendment to the Final Remedial Action Plan Oakland Army Base* (draft RAP Amendment) for the Subaru Lot. DTSC invites the community to review and comment on the draft RAP Amendment.

DTSC approved the original Remedial Action Plan (RAP) on September 27, 2002 for the former Oakland Army Base; however, the original RAP did not include the Subaru Lot.

The Subaru Lot, also known as former Parcels 6 and 7, was a part of the former Oakland Army Base until 1998. The Heroic War Dead United States Army Reserve Center is the current owner of the property. Figure 1 on the back of this fact sheet shows the site location and adjacent areas.

This fact sheet provides the following information:

- public comment period and public meeting
- site background
- summary of investigations and conclusions
- future reuse
- California Environmental Quality Act.

Comment Period and Public Meeting

DTSC invites the public to comment on the draft RAP Amendment for the Subaru Lot. The public comment period begins on **June 14, 2004** and ends on **July 13, 2004**.

DTSC will hold a public meeting to provide information and answer the community's questions on the draft RAP Amendment.

Wednesday, July 7, 2004, 6:30 p.m.
West Oakland Multipurpose Senior Center
1724 Adeline Street, 2nd Floor
Oakland, California

Please send written comments on the draft RAP Amendment, postmarked no later than July 13, 2004 to:

Henry Wong
Remedial Project Manager
Department of Toxic Substances Control
700 Heinz Ave., Suite 200
Berkeley, CA 94112
Phone: (510) 540-3770
Fax: (510) 849-5285
Email: hwong@dtsc.ca.gov

DTSC will respond to and consider all comments received before approving the RAP Amendment.

Site Background

The Subaru Lot consists of approximately 19 acres. Most of the site was originally tidal flats or shallow open water. During the early 1900s, the area was filled to create the land subsequently acquired by the Army in 1941.

The Subaru Lot served as part of a major Army cargo port and warehousing facility for the Oakland Army Base from 1941 until the Army transferred the site to the Army Reserve on December 17, 1998. Historical use of the Subaru Lot included wood and metal salvage, storage of vehicles and other materials, a lumber mill, automobile spraying and washing using a water-based emulsion and kerosene wash, drum storage, and vehicle servicing. Over the past six years, the Army Reserve has used the site for vehicle parking and storage, and training exercises.

Summary of Investigations

The Army has been conducting environmental investigations and cleanup on the Subaru Lot since 1989. Several phases of soil and groundwater investigations were conducted between 1991 and 1993 at the portion of the site impacted by a vehicle solvent washing operation, i.e., the “kerosene release area.”

The primary objective of the investigations was to determine the nature and extent of contamination from hydrocarbons in soil and groundwater at the kerosene release area. Soil and groundwater samples were collected and analyzed for kerosene, gasoline, diesel, and other chemicals. The impacted soil and groundwater was subsequently cleaned up to the satisfaction of local and State agencies in the mid-1990s. In 2003, the Oakland Base Reuse Authority conducted an additional environmental site assessment.

Based on the results of previous investigations and cleanup, residual contamination of soil and groundwater on the Subaru Lot is relatively minor. The remaining detected concentrations of kerosene and other chemicals of concern in soil and groundwater are less than the remediation goals suitable for industrial and commercial land uses.

Future Reuse

The *Final Reuse Plan for the Oakland Army Base*, dated July 31, 2002, includes the 19 acre Subaru Lot as part of the overall City of Oakland Gateway Development Area, and identifies a variety of potential commercial and industrial uses for the site. This plan does not allow residential uses on the Subaru Lot.

Draft Amendment to Final Remedial Action Plan Oakland Army Base

DTSC approved the final Remedial Action Plan for Oakland Army Base Economic Development Conveyance Area in September 2002. The Subaru Lot shares similar past uses and is contiguous to the former Oakland Army Base. The draft RAP Amendment identifies, evaluates, and selects remedies for the Subaru Lot that are protective of human health and the environment.

Proposed Remedy

The proposed remedy for the Subaru Lot is institutional controls, which will be in the form of a Covenant to Restrict Use of Property – Environmental Restriction (Covenant). All current and successive property owners are required to comply with the Implementation and Enforcement Plan. The Covenant will include the following:

1. Sensitive land uses, including, but not limited to, residential housing, schools, day-care facilities, hospitals, and hospices are prohibited. Reuse of the site’s soil outside of the Subaru Lot boundary for any purpose is prohibited without the written approval of DTSC.
2. The construction of groundwater wells and extraction of groundwater from new and existing wells for any purpose is prohibited.
3. If dewatering is to be performed as part of construction activities, the accumulated liquid from excavation shall be sampled and analyzed to determine the appropriate management and disposal practices. All applicable local and State requirements for disposing of the liquid from dewatering activities shall be followed.

Remedy Implementation

The Army would implement the selected remedy for the Army Reserve once DTSC considers public comments and approves the RAP Amendment. Both DTSC and the Army would execute the Covenant and record the Covenant with the Alameda County Assessor's Office. The Covenant would run with the land, bind all owners of the land, their heirs, successors, and assignees, and the agents, employees, lessees, or renters of the owners, heirs, successors, and assignees. The Covenant would continue in perpetuity unless modified or terminated in accordance with applicable law.

California Environmental Quality Act

The *Final Environmental Impact Report for the Oakland Army Base Area Redevelopment Plan (EIR)*, dated July 2002, analyzed the remedies in the 2002 Final RAP. The EIR evaluated a suite of remedy including institutional controls. The RAP Amendment for the Subaru Lot proposes the same institutional controls that the EIR has evaluated. To comply with the California Environment Quality Act, DTSC will prepare a Notice of Determination to adopt the EIR for the RAP Amendment.

For More Information

For more information about the RAP Amendment, please call Henry Wong, DTSC Remedial Project Manager, at (510) 540-3770, hwong@dtsc.ca.gov, Rachelle Maricq, DTSC Public Participation Specialist, at (510) 540-3910, rmaricq@dtsc.ca.gov, or Andrew Clough, Oakland Base Reuse Authority, at (510) 986-2879, aclough@oaklandnet.com. For media inquiries, please contact Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732, ablanche@dtsc.ca.gov.

If you did not receive this fact sheet in the mail and you would like to be placed on the site specific mailing list, please take a moment to send, email or telephone your request to Henry Wong at DTSC.

Information Repositories

The draft RAP Amendment is available for review at the following locations:

Oakland Main Library
125 14th Street, Oakland, CA 94612

West Oakland Public Library
1801 Adeline Street, Oakland, CA 94607

Oakland Base Reuse Authority
700 Murmansk Street, Suite 3
Oakland, CA 94607

City of Oakland, Planning and Zoning Division
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612

Department of Toxic Substances Control
700 Heinz Ave., Berkeley, CA 94112
Attn: Lule Varela, (510) 540-3800

In addition, the draft RAP Amendment is available on the Internet at the City's official website at: <http://www.oaklandnet.com/government/obra/hp.html>.

Glossary

Amendment to Final Remedial Action Plan Oakland Army Base (RAP Amendment) -- The RAP Amendment amends the 2002 DTSC-approved Oakland Army Base Final Remedial Action Plan to include institutional controls as the final remedy for the Subaru Lot.

California Environment Quality Act -- The act is a law mandating environmental impact review of government actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, and approved by state and local agencies.

Institutional Controls -- Institutional controls are non-engineering measures intended to affect human activities in such a way as to prevent or reduce exposure to hazardous substances.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

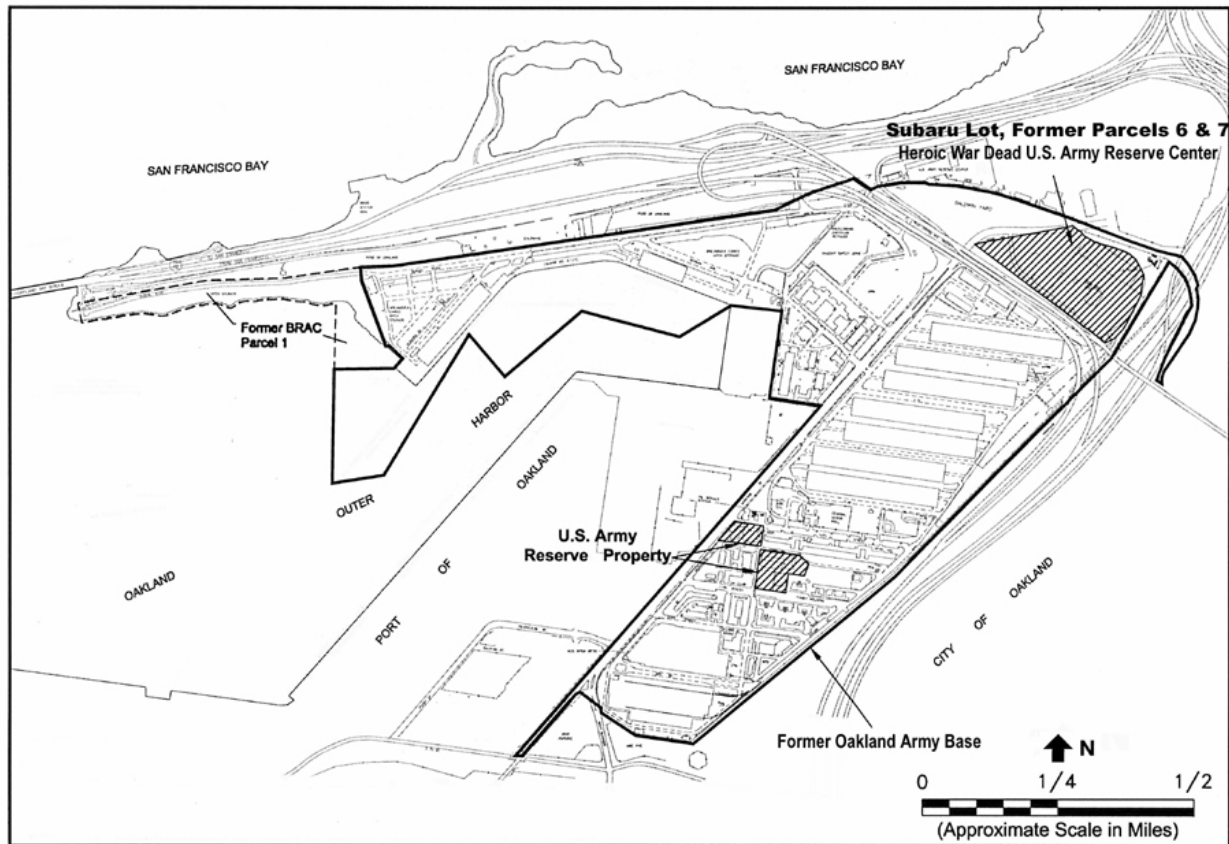


Figure 1: Subaru Lot, Former Parcels 6 & 7, Heroic War Dead U.S. Army Reserve Center

Department of Toxic Substances Control
 700 Heinz Avenue, Suite 200
 Berkeley, CA 94710-2721
 Attn: Henry Wong